

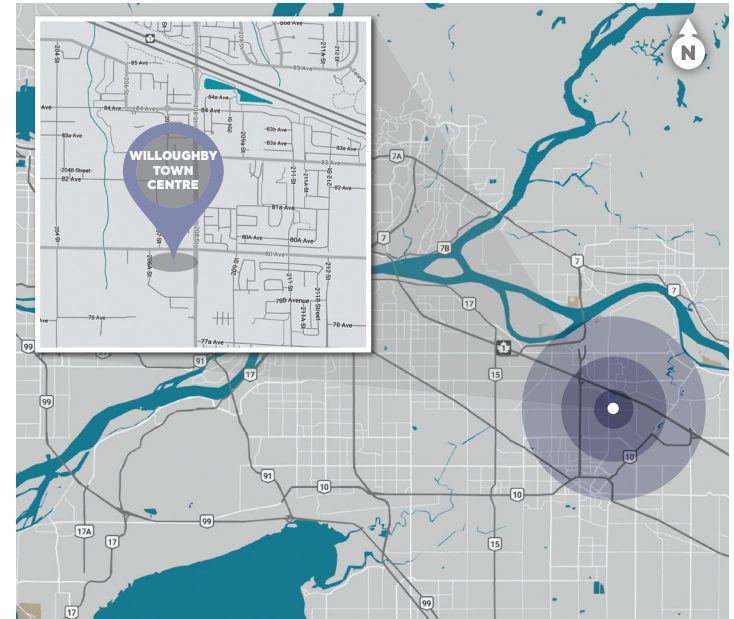
WILLOUGHBY TOWN CENTRE – SOUTH OFFICE

80 AVENUE & 208 STREET | LANGLEY, BC

+ OFFICE SPACE AVAILABLE

Willoughby Town Centre is a thoughtfully planned mixed-use development where businesses can thrive within one of Langley's fastest-growing communities.

Position your business in one of Langley's most desirable office locations with two rare second-floor leasing opportunities in our south building. Offering a professional and thoughtfully designed workplace, these suites provide the ideal setting for organizations seeking quality, flexibility, and long-term value.



Located in the heart of Willoughby, one of Langley's most dynamic growth areas, Willoughby Town Centre provides a connected, walkable environment with convenient access to shops, services, and a growing residential population.

+ AREA DEMOGRAPHICS



POPULATION

1 KM	3 KM	5 KM
9,214	53,023	106,991



HOUSEHOLDS

1 KM	3 KM	5 KM
3,507	18,102	39,112



AVERAGE INCOME

1 KM	3 KM	5 KM
\$121,317	\$121,727	\$112,133

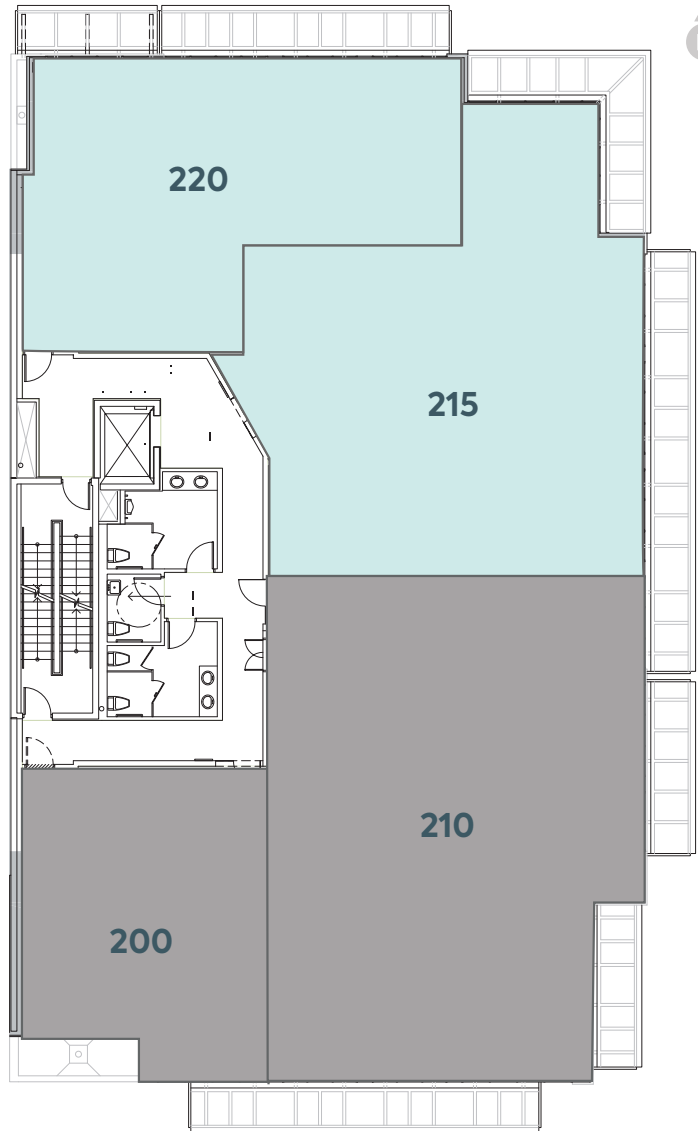
QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES

+ FLOOR PLAN

Willoughby Town Centre

2nd Floor – SOUTH Building



Willoughby South

2nd Floor

- | | |
|-----|----------------------|
| 220 | AVAILABLE – 1,522 SF |
| 215 | AVAILABLE – 2,094 SF |
| 210 | Taylor Law Group |
| 200 | Symbols of Learning |

3rd Floor – FULLY LEASED

- | | |
|-----|----------------------------|
| 320 | Pollyco Group of Companies |
| 300 | Chhina Das LLP |

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

QUALICO[®]
PROPERTIES

+ PROPERTY DETAILS



GROSS BUILDING AREA
20,332 SF



RENTAL RATE
Market



ADDITIONAL RENT
Prop Tax: \$5.67/SF
CAM: \$10.78/SF
EST. TOTAL: 16.46/SF

*Excludes in-suite janitorial
**Utilities are metered separately



AVAILABILITY
Immediately



PARKING RATIO
3/1,000 SF

+ CONTACT



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